6

BILL GARRETT, Davidson County
Trans: T20170021535 DEEDQC
Recvd: 03/14/17 08:19 5 pgs
Fees: 27.00 Taxes: 0.00
20170314-0024732

THIS INSTRUMENT IS PREPARED BY:
ESQUIRE TITLE & ESCROW, INC.
30 BURTON HILLS BLVD | SUITE 200
NASHVILLE TENNESSEE 37215
T: (615) 665-1964

The Actual Consideration or Value, whichever is greater, for this transfer is: $0.00

Affiant: _____

Subscribed and sworn to before me this 10th day of March 2017.

Notary Public: _____

My Commission Expires: 5/6/17

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Numbers
City Limits Construction, LLC P.O. Box 40466 Nashville, Tennessee 37204	SAME	(See Attached Legal Description)

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Lone Oak, LLC, a Tennessee Limited Liability Company** by these presents does hereby transfer and quitclaim and convey unto **City Limits Construction, LLC, a Tennessee Limited Liability Company,** its successors and assigns, all of its rights, title, and interest in and to the following described real property:

See Attached Exhibit "A" for Legal Description

This is un-improved and improved Property known as:

1906 Electric Avenue, Nashville, Tennessee 37206
6210 California Avenue, Nashville, Tennessee 37209
1116 2nd Avenue N, Nashville, Tennessee 37210
1122, 1124, 1126 3rd Avenue N, Nashville, Tennessee 37210
525 Camden Drive, Nashville Tennessee 37211

To have and to hold the said tract(s) or parcel(s) of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have the right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to all county property taxes, liens, encumbrances owed or outstanding on any parcel(s) referenced herein, all codes restrictions or requirements with the city, county, and state the parcel(s) are therein contained.

WITNESS my hand this 10th day of March, 2017.

LONE OAK, LLC, a Tennessee Limited Liability Company

By: William K. Wade, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of March, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared, **William K. Wade** the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the Managing Member of Lone Oak, LLC, a Tennessee Limited Liability Company and as Managing Member, executed the foregoing instrument for and on behalf of Lone Oak, LLC, a Tennessee Limited Liability Company and that he also executed the within instrument for the purposes therein contained as said Managing Member.

Witness my hand this 10th day of March, 2017.

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum

My Commission Expires: 5/8/2017

Exhibit "A" - Legal Description

1906 Electric Avenue, Nashville, Tennessee 37206 Map/Parcel 094020197.00

Being the westerly 30 feet for Lots Nos. 93 and 94 and the northerly 35 feet of the westerly 30 feet of Lot No. 92 in the United Electric Railway Plan of Lots, as shown by plat of record in Plat Book 161, Page 8, or the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lone Oak LLC by deed from Shelby Street Partners, G.P. of record in Instrument No. 20160428-00412592, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

6210 California Avenue, Nashville, Tennessee 37209 Map/Parcel 091020036.00

UNIT A - Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "B" on the plan of 6210 California Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160802-0079613, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more accurate legal description.

Being part of the same property conveyed to Lone Oak LLC by deed dated from Maria Gomez and Felix Salamanco of record in Instrument No. 20160802-0079612, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

UNIT B - Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "B" on the plan of 6210 California Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160802-0079613, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more accurate legal description.

Being part of the same property conveyed to Lone Oak LLC by deed from Maria Gomez and Felix Salamanco of record in Instrument No. 20160802-0079612, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

1116 2nd Avenue N, Nashville, Tennessee 37210 Map/Parcel 105030116.00

Land in Davidson County, Tennessee, being the south 30 feet of Lot No. 5 in the Subdivision of the Corbitt Property, as of record in Book 1, Page 41, Chancery Court of Nashville.

Said part of said lot fronts 30 feet on the east side of 2nd Avenue, South, formerly Market Street, and extends back between parallel lines, 180 feet to an alley.

Being the same property conveyed to Lone Oak LLC by deed from The Trustees of Shiloh Missionary Baptist Church of record in Instrument No. 20150810-0079202, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

1122,1124,1126 3rd Avenue N, Nashville, Tennessee 37210 Map/Parcel(s) - See Below

1122 3rd Avenue South [Map/Parcel 105030073.00]

Land in Davidson County, Tennessee, being part of Lot No. 19 on the Map of John Nelson's Addition to Nashville of record in Plan Book 2, page 182, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the easterly side of 3rd Avenue South, formerly College Street, and runs back between parallel lines 130 feet, more or less, to an alley, the beginning point on 3rd Avenue South is 120 feet north of the north margin of Chestnut Street.

Being part of the same property conveyed to Lone Oak LLC by deed from The Trustees of Shiloh Missionary Baptist Church of record in Instrument No. 20161110-0119248, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

1124 3rd Avenue South [Map/Parcel 105030074.00]

Being a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to-wit:

In the 15th ward of the City of Nashville, and being part of Lot No. 20 in John Nelson's Addition to Nashville, beginning on the easterly side of 3rd Avenue South, formerly College Street, at a point [beginning] eighty (80) feet northerly from Chestnut Street, and extends northerly along 3rd Avenue South forty (40) feet and back between parallel lines eastwardly one hundred and thirty-one (131) feet to an alley.

Being part of the same property conveyed to Lone Oak LLC by deed from The Trustees of Shiloh Missionary Baptist Church of record in Instrument No. 20161110-0119248, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

1126 3rd Avenue South [Map/Parcel 105030075.00]

Land in Davidson County, Tennessee being part of Lot No. 20 on the Plan of John Nelson's Addition to Nashville, as of record in Book 2, page 182, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning on the easterly margin of 3rd Avenue South, formerly College Street, 35 feet northerly from the northerly margin of Chestnut Street, being Andrew J. Martin's northeast corner; thence with the easterly margin of said Avenue, northerly 45 feet; thence easterly parallel with Chestnut Street 131 feet, more or less, to the westerly margin of an alley; thence with said alley, southerly 45 feet to said Martin's northeast corner; thence with his northerly line westerly 131 feet, more or less, to the beginning.

Being part of the same property conveyed to Lone Oak LLC by deed from The Trustees of Shiloh Missionary Baptist Church of record in Instrument No. 20161110-0119248, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

525 Camden Drive, Nashville Tennessee 37211 P/O Map/Parcel 11804002700

Land in Davidson County Tennessee being Unit B as shown as Exhibit "B" on the Declaration of Covenants, Conditions and Restrictions for 523 Camden Drive Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160426-0040543, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lone Oak, LLC and P & P Development by Deed from Shirley Gail Pregel of record in Instrument No. 20160428-0041253, in the Register's Office for Davidson County, Tennessee, further being the same property conveyed to Lone Oak, LLC by Quitclaim Deed from P & P Development of record in Instrument No. 20160506-0044857, in the Register's Office for Davidson County, Tennessee.